

Application No : 10/00564/FULL1

Ward:
Crystal Palace

Address : 9A Crystal Palace Park Road Sydenham
London SE26 6EG

OS Grid Ref: E: 534854 N: 170735

Applicant : Mrs S L Olajoyegbe

Objections : YES

Description of Development:

New door and timber decking at rear.

Key designations:

Conservation Area: Crystal Palace Park
Locally Listed Building

Proposal

- The proposed development seeks to insert a new door into the flank elevation of the host building in the place of a central panel of an existing bay window.
- There is also some decking proposed to be located directly adjacent to the new door in order to define the threshold and to negotiate the differing land levels inside and directly outside the property at this location.
- The proposed decking will project approximately 3 metres in depth from the original elevation of the host property, approximately 5.5 metres in width and 0.1 metres from ground level.
- The application has been called in to Committee by a Councillor.

Location

The property is located on the western side of Crystal Palace Park Road, within the Crystal Palace Park Conservation Area.

The host property provides accommodation for 4 separate units and is a locally listed building.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and the representations received can be summarised as follows:

- All 4 flats share the freehold of the property, therefore Flat A can't carry out any alterations unless they have approval from the other freeholders;

- If the works were carried out before consent is granted from the other freeholders this would be a breach of contract;
- The property is located within a conservation area – the proposal to replace the central panel of the bay window with a door, and include a raised timber deck, would detract from the character and appearance of the building;
- The proposal will not be in line with other properties in the area, except for Flat 7A which has carried out similar works but without planning permission.

Full copies of all correspondence can be viewed on the file.

Comments from Consultees

No responses have been received.

Planning Considerations

The proposal falls to be considered under Policies BE1, BE11 and H8 of the Unitary Development Plan.

Planning History

There does not appear to be any relevant planning history at the site.

Conclusions

The main issue regarding the application is the impact that the proposed elevation alterations, removing the central panel of the existing bay window and replacing it with a door, and providing a slightly raised decked area directly outside the door, will have upon the character and appearance of the host dwellinghouse especially considering that the property is located within the Crystal Palace Park Conservation Area.

Planning permission is sought for the insertion of a door in the central panel of an existing bay window in order to provide direct access from Flat 9A into the garden. A decked area is also to be provided which according to the supporting documentation is to allow for the difference in land levels between the internal levels within the property and the garden land levels.

Objection has been raised from the resident of another flat at Number 9, citing that permission must be granted from the other freeholders of the property prior to any works being carried out, and failure to obtain this approval could result in legal action being taken against the applicants. However, this issue is in fact a private matter between the freeholders of the property as opposed to something which can be taken into account as part of the planning merits of the scheme and therefore should not be assessed as part of the determination of the planning application.

However the issue raised by the local resident which is considered to be a planning matter is the comment made that the proposed development would be out of keeping with other properties in the area. It may be considered that whilst there is no other similar development that benefits from planning permission in close proximity to the application property, despite similar development being visible at Number 7 Crystal Palace Park Road, this does not mean that the proposal should necessarily be considered as unacceptable. The footprint of the bay window is not going to be altered, therefore it may be considered that the proposal, replacing a window pane with a door, is not excessive in nature and will not significantly alter the appearance or character of the host property. The decked area to be located directly adjacent to the new door will be 0.1 metres from ground level at the highest point, therefore this element is also not considered to be significantly distracting from the character of the host property or indeed the wider area or conservation area that the property is located within.

As such, Members may be considered that the proposed development is unlikely to impact detrimentally upon the character and appearance of the host property, and is actually considered to preserve the character of the conservation area, therefore being worthy of planning permission being granted.

Background papers referred to during production of this report comprise all correspondence on file ref. 10/00564, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC07 | Materials as set out in application |
| | ACC07R | Reason C07 |

Reasons for granting permission:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- BE1 Design of New Development
- BE11 Conservation Areas
- H8 Residential Extensions

The development is considered to be satisfactory in relation to the following:

- (a) the appearance of the development in the street scene;
- (b) the spatial standards of the area;

- (c) the appearance of the development in relation to the character of the conservation area;
- (d) the relationship of the development to the adjacent properties;
- (e) the character of development in the surrounding area;
- (f) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (g) the light and outlook of occupiers of adjacent and nearby properties;
- (h) the privacy of occupiers of adjacent and nearby properties;
- (i) the housing policies of the development plan;
- (j) the conservation policies of the development plan;
- (k) and having regard to all other matters raised including concerns from neighbours.

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Address: Flat A 9 Crystal Palace Park Road Sydenham London SE26 6EG

Proposal: New door and timber decking at rear.



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